

Historic Preservation 11.1 Review

Community Development
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rmiller@cityofbrookings-sd.gov



South Dakota State Law SDCL 1-19A-11.1 Review Required

- SDCL 1-19A-11.1 requires local governments to extend certain protections to historic properties listed on national, state or local registers.
- Local governments are not to issue a permit for any project that would encroach upon, damage or destroy a designated property if there is a feasible and prudent alternative that would prevent such encroachment, damage or destruction.
- Projects subject to review under SDCL 1-19A-11.1:
 - 1) Any project which requires a permit and involves the exterior of a structure within a historic district
 - 2) Any project which requires a permit for demolition or moving and which is within a historic district or listed on the National Register
 - 3) Other: Rezoning, conditional use permits, street vacations

Applicant Name: _____ Date: _____

Project Address: _____

Mailing Address: _____

Cell Number: _____ Email: _____

Historic District:

☐ University ☐ Central ☐ Sexauer ☐ Commercial ☐ Individually Listed

1) General Project Description: _____

2) Do you plan to repair the historic original materials? _____ Yes _____ No

3) What method will be used in treatment of the historic original materials?

Standard #7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- 4) If the proposal includes removal of any historic original materials or exterior features or spaces, provide documentation as to the condition of the original materials and reasons for removal.

- 5) If new materials are proposed, what materials will be used?

- 6) If new materials are proposed, what alternatives were considered?

Include a narrative of all feasible and prudent alternatives that have been considered for the project, describing how all possible efforts have been made to minimize harm to the historic property, including the reasons for rejection.

State of South Dakota Administrative Rule 24:52:07:03: "Alternatives must be based on factual reports, research, tried methods and professional and lay preservation advice. They must also be based on professional assessments of the value and basic structural condition of the affected property and estimates of a range of rehabilitation or mitigative options prepared by people experienced in historical preservation work.

- 7) Is replacement of missing features proposed? If so, substantiate with documentary, physical, or pictorial evidence.

Standard #2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard #6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- 8) Is the project attempting to qualify for State Property Tax Moratorium or Federal Tax Credit?

_____ Yes _____ No

- 9) Does the proposal involve removal or moving of a structure? Please include a narrative of all feasible and prudent alternatives that have been considered for the project, describing how all possible efforts have been made to minimize harm to the historic property, including the reasons for rejection.

10) Is an addition or new construction proposed? If so, please describe and include drawing/schematics with proposal.

- ☐ Site plan drawn to scale showing the existing structure(s) and proposed improvements. The site plan should clearly create a graphic representation of the building footprint(s) and any other elements that are part of the request.
- ☐ Elevation sketches drawn to scale showing the proposed changes including description of materials to be used (materials plan).

REFER TO State of South Dakota Administrative Rule 24:52:07:04, Standards for New Construction and Additions in historic districts, for additional guidance <http://sdlegislature.gov/rules/DisplayRule.aspx?Rule=24:52:07:04>.

Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HISTORIC STANDARDS

Secretary's Standards for Rehabilitation: The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

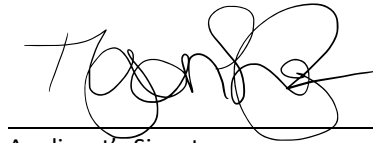
- 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SUBMIT THE FOLLOWING

- ☐ Completed Historic Preservation 11.1 Review application form and additional narrative, if needed.
- ☐ If historic materials are to be removed, email color digital photos of the existing structure/property that include:
 - Street frontage
 - All areas affected by the proposed project
 - Photos of rot or decay of element to be replaced or repaired
 - Photos of neighboring properties

Send to: Rmiller@cityofbrookings-sd.gov
- ☐ If an addition or new construction is planned, submit a site plan drawn to scale showing the existing structure(s) and proposed improvements. The site plan should clearly create a graphic representation of the building footprint(s) and any other elements that are part of the request.
- ☐ If new materials are proposed, submit sketches drawn to scale showing the proposed changes including description of materials to be used (materials plan).

(Attach additional sheets as necessary)



Applicant's Signature

Date

CASEMENT & AWNING



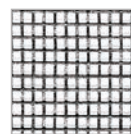
We Enthusiastically Look Forward To Your Order!



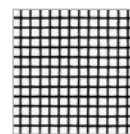
- ▶ Exterior is contoured for an elegant appearance. Looks like a hung or slider window. Not flat like most casements.
- ▶ Three seals on the sash for excellent thermal efficiency and prevention of air infiltration. (Bulb, Durometer and Q-Lon)
- ▶ Double strength glass for superior strength and thermal efficiency. Warm edge spacer improves glass edge surface temperature by 17°F over traditional metal spacer.
- ▶ Thin line sash for maximum glass and visibility. Up to 2" more glass in width and height when compared to other casement windows.
- ▶ Multi-chambered frames and sash for strength and energy efficiency. Optional foam in frame/sash.
- ▶ Extruded nail-fin available.
- ▶ Fusion welded frame and sash for superior strength. Each frame and sash is air tight and waterproof. One-piece construction design eliminates screws used in non-welded casements.
- ▶ Heavy-duty wall thickness with multiple chambers contains more vinyl than most other casements.
- ▶ Snubber(s) press the sash to the frame to prevent bowing, reduce air infiltration and improve structural performance.
- ▶ Heavy-duty hinges and tracks for strength and positioning when sash is opened. Adjustable Sash.
- ▶ Elegant folding hardware is functional, durable and looks great.
- ▶ FlexScreen Optional



Extruded screen frame with small tabs to hold the screen securely in place.



STANDARD FIBERGLASS MESH



CLEAR VIEW FIBERGLASS MESH



Triple Weatherstripping



Multi-Point Lock System

Grid Types And Patterns

Grids in the IG

(in between the glass)

Optional grid colors/woodgrains for interior and exterior. Multiple grid patterns available.



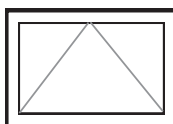
Flat



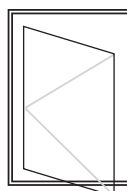
Sculptured/
Contoured



Simulated
Divided Lite



Awning	Min	Max
Width	18.5"	50"
Height	15.5"	40"
U I	36"	80"



Casement LH/RH	Min	Max
Width	16.5"	40"
Height	23.5"	72"
U I	38"	102"



**20 Year
WARRANTY**

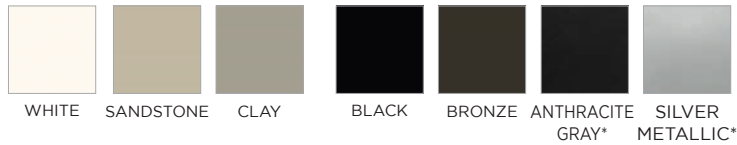
*Some Restrictions Apply



Color Choices

Many color and laminate combinations are available. Choose from same exterior and interior solid vinyl colors, interior laminate woodgrains, interior and exterior solid color laminations, or exterior and interior paint coatings. Warranty covers both exterior and interior laminates and paints. See warranty for details. Actual colors may vary from those shown.

Exterior/Interior Solid Vinyl Colors

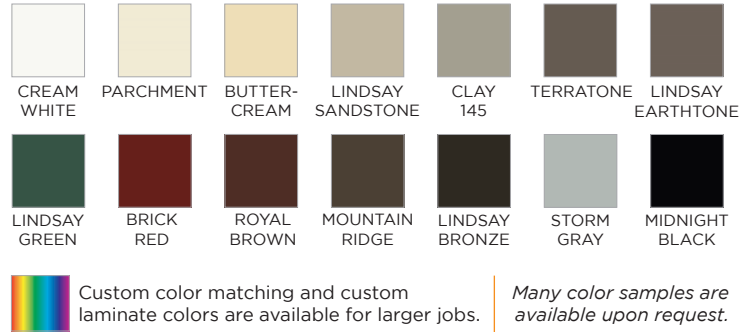


Interior Laminate Woodgrains



Exterior/Interior Paint Coatings

*Custom color matching and custom laminate colors are available for larger jobs.



Many color samples are available upon request.

Climate Smart Pro EnTech Insulating Glass

EnTech insulating glass units deliver the ideal energy balance of solar heat control, high visibility and fade protection. With gas filled chambers and Low-E coatings, our windows provide high levels of year-round comfort and energy savings.

	Glass Package	Pieces of Glass	Silver Layers	Gas Filler	Neat® Glass	Northern Region ENERGY STAR®	U-Value	SHGC	VT
STANDARD	EnTech EnTech is a dual-glazed, soft coat Low-E glass unit.	2	2	Argon	No	Exceeds Current	.27	.27	.46
OPTIONAL	EnTech Pro EnTech Pro is a dual-glazed, soft coat Low-E glass unit.	2	3	Argon	Yes	Meets Standard	.27	.20	.48
OPTIONAL	EnTech Peak EnTech Peak is a top-of-the-line insulating glass unit. Not available in single hung or single slider.	3	5	Argon (standard) Krypton (optional)	Yes	Exceeds Standard	.18	.18	.34

Plus (EnTech+, EnTech Pro+ and EnTech Peak+)

Add the plus feature to any of the above glass packages to obtain additional Low-E coating on the interior. The interior piece of glass is a hard coat Low-E. This option improves the EnTech or EnTech Pro u-value between .03 and .05.

Performance numbers shown for dual glazed windows (EnTech Peak is triple-glazed) without grids. Manufacturer reserves the right to modify materials that impact ratings. ENERGY STAR criteria is based on the rigorous Northern climate zone.

*Neat® is an invisible, durable and permanent coating that helps your windows stay clean longer. It uses the sun's UV rays to loosen dirt so water can rinse it away

** Meets Northern Energy Star Standard with different option in windows. Please contact for more information.

***Results listed are for the North-Central, South-Central, and Southern regions for Energy Star. The Northern Region implements new standards. Check with your dealer for further information.

Casement Blind Options with Low E Glass

Blinds TILT, RAISE and LOWER in a sealed IG unit.



Brick Mould Options Exterior Enhancements



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 Union, Missouri • (636) 583-0850
 North Aurora, Illinois • (630) 892-5091
 Other Plants Include GA, WA, CA
www.LindsayWindows.com
info@LindsayWindows.com

AUTHORIZED DEALER:









